FILE BOX "7"

Davidson County DEEDWARR
Recvd: 03/16/04 14:49 2pgs
Fees:13.00 Taxes:229.40

20040316-0029848

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42879

WARRANTY DEED

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

✓ Fuad Askerov
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fuad Askerov et al	S A M E	91-44
6106 Nashua Lane		8DA 9600
Nashville, TN, 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lawrence L. West, Jr., Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fuad Askerov and Alahverdi Askerov

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Block B as shown on Plan No. 2 of West Nashville, of record in Book 59, page 172, Register's Office for said County, described as follows:

Beginning at the northwest corner of Louisiana Avenue and 49th Avenue, North; thence with the westerly margin of said 49th Avenue northerly 71.5 feet to the southerly margin of Centennial Boulevard; thence with said margin westerly 275.5 feet to the northerly margin of Louisiana Avenue; thence with the northerly margin of said Avenue easterly 264.5 feet to the beginning.

Being the same property conveyed to Lawrence J. West, Jr., by deed from Lucile J. Nelson (Lucile J. Nelson and Lucile Johnson Nelson being one and the same person) and Willie J. Buntin, both unmarried, of record in Instrument Number 20000503-0044553, Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved ( ) property known as 4901 John A. Merritt Boulevard, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 12th day of March, 2004

Lawrence J West
Lawrence L. West, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Lawrence L. West, Jr., the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2004

Notary Public

My Commission Expires: 7/29/2006

